

BLOCK 230 N64 FT OF SUBLT D
OF LOT 7
CITY OF FDNA BEACH

WENTZ LARRY J REVOCABLE TRUST/WENTZ LARRY J TRUSTE
307 S 13TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0230-07D1



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floop	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	115,434
FSP	232	40	2008	93	11,183
STP	8	10	1993	1	121
TOTALS	1,200			1,054	126,737

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,054	132.5000	132.50	139,655	1986	2005	0	0	9.25	90.75

1 SINGLE FAM - 100% - 2022

Heated Area: 960

HX Base Yr 2022

2

4

2

STP
1993

16

24

24

37

BAS
1993

3

8

8

29

FSP
2008

Bldg Date

04/01/2014

KK

LGL Date